

Sec. 90-96. Evans town center overlay district.

(c) (1) Building exterior elevations shall consist of materials that are generally equal in quality, appearance and detail to all other exterior elevations of the same structure or those structures within the same planned development. External building walls shall be architecturally integrated and faced with bricks, stucco, structural masonry, split face block, wood siding or wood shingles. In the T-R townhouse residential, A-R apartment residential, PUD planned unit development and PDD planned development district zoning districts, herein referred to as the multi-family residential zoning districts, vinyl siding or other finished composite siding may be used, provided that not more than 50 percent of the exterior wall surface of any building may be finished with vinyl or other finished composite siding. In the M-1 light industrial and M-2 general industrial zoning districts, herein referred to as the industrial zoning districts, front external building walls shall be faced with bricks, stucco, structural masonry, split face block, wood siding or wood shingles or decorative pre-cast concrete and be architecturally integrated with the other elevations of the building. Vinyl siding, corrugated metal siding or unadorned painted masonry units may be used on the side or rear elevations of industrial buildings. All openings in the external walls shall be square or rectangular provided that arched or circle topped openings will be permitted. Except in the industrial zoning districts, a pedestrian arcade with a minimum depth of six feet is encouraged for all openings off of public streets or public open spaces. In commercial zoning districts C-1 neighborhood commercial, C-C community commercial, C-2 general commercial and C-3 heavy commercial zoning districts, herein referred to as the commercial zoning districts, in the P-1 professional zoning district, and in PUD planned unit development and PDD planned development district zoning districts, side and rear set back lines along the common boundary lines with property in said commercial zoning district or professional zoning district may be reduced, but not to a distance of less than three feet in the discretion of the Director of the Planning and Development Services Department of Columbia County. External building walls fronting on North Belair Road or public open space which fronts on North Belair Road shall be constructed on the set back lines which are established by this chapter which for purposes of this section shall also be build-to-lines provided that the Columbia County Planning Commission may in its discretion increase or decrease the distance between the build-to-line/set back line and the road right-of-way line or public open space boundary line. The Columbia County Planning Commission may, under subsection (c)(16) of this section, grant a variance from the preceding sentence if it finds from the evidence presented to it that features such as the topography of the land or other physical characteristics of the lot will increase the cost of construction of the project by more than ten percent and that such variance will not materially damage the appearance and character of the immediate area as it has been developed to the time such a variance is granted.

(2) Roofs if sloped shall be covered with shingles, tiles, standing seam metal, or other roofing material with similar appropriate texture and appearance. Flat roofs are not discouraged where they are appropriate to the design of the structure and shall be built-up on membrane. No flat roofs shall be permitted in the T-R townhouse residential and A-R apartment residential zoning districts. Sloped roofs shall be symmetrical hipped and gabled. Shed roofs may be placed against an external wall of a principal building only and must be sloped.

(3) Gutters for stormwater drainage which are metal and exposed and which include the gutters, downspouts and leaderheads are permitted. All exposed gutters, downspouts and leaderheads facing public streets and public open space shall be designed as an architectural element in the wall and roof design. Downspouts may connect directly to a storm drainage system or discharge on grade.

(5) Doors may be solid or hollow core metal, aluminum, fiberglass or wood and may be either solid or have glass or louvers. Glass in any door shall be clear or leaded glass with not more than a 30 percent reduction in the light transmission permitted. Door frames may be metal or wood and must be painted or stained. Door openings shall be no larger than six feet horizontally and ten feet vertically. Solid doors shall have raised panels and/or louvers. Door operation shall be coordinated with the uses of the interior and exterior spaces in the vicinity of each door. Overhead doors for loading docks, delivery and distribution shall be permitted only on the rear of the building, except that in commercial buildings with an enclosed heated area of 70,000 square feet or more, and all industrial buildings, such overhead doors shall also be permitted on the side of the building. The size of door openings shall be appropriate for and consistent with the scale of the building.

(7) Fences and landscaping walls may be used. Fences shall be constructed of materials coordinating with external building walls, wrought iron, vinyl or painted aluminum. Landscaping walls shall be constructed of materials matching external building walls, wrought iron, painted aluminum, or concrete landscape block that compliments the material used for exterior building walls. Landscaping wall surfaces shall have a minimum overall opacity of 85 percent. In the M-1 and M-2 zoning districts green or black coated or painted chain link fencing may be used provided that a solid hedge which is allowed to grow to and is maintained at the same height of such fence is planted in front of the fence along the section of fence that is visible from the road.

(8) Outbuildings and accessory structures may be constructed only of materials which match the external building walls of the principal structure. The layout and massing of outbuildings and accessory structures shall be designed to coordinate with the primary structure.

(10) Heating and/or air-conditioning mechanical equipment, whether ground level, raised or roof-top must be screened from view. In addition, garbage receptacles, fuel tanks, electric and gas meters and other unsightly objects must be screened from view. Screened from view shall mean concealed from view from any abutting road or adjacent tract of land by a structure constructed of the same materials as the exterior elevation of the principle structure, and if on or attached to the principal structure front designed to be perceived as an integral part of the building.

(11) Structures shall be oriented, or screened in accordance with sections 90-139 and 90-140 of the Code of Ordinances of Columbia County so that loading, delivery and distribution areas are in no manner visible from residential zoning districts or existing or planned public road rights-of-way. Loading areas may be oriented toward adjoining properties that are similarly zoned, if and only if they are screened from view with fencing and landscaping in accordance with sections 90-139 and 90-140 of the Code of Ordinances of Columbia County. In areas where significant elevation differences exist such that residential zoning districts or existing or planned public road rights-of-way look down on the structures in question and screening fences or other screening devices of

eight feet in height would not hide such loading, delivery and distribution areas, this shall constitute a basis on which the Columbia County Planning Commission may grant a variance under subsection (16) hereof to the requirements of the preceding two sentences. Loading docks and doors shall be situated so as to accommodate all trucks and trailers without requiring them to maneuver in (other than turning into the access drive) or protrude into a street during loading or unloading. Exceptions can be made in cases of extreme elevation differences at staff's discretion during plan review.

#### Sec. 90-140. Landscaping

(a) *Landscaping required.* Landscaping required shall be as follows:

(4) Industrial, commercial and multi-family residential property located in a CPOD shall plant an evergreen hedge in a landscaping strip at least ten feet in width along the entire road frontage of the property. This hedge shall be continuous, except for ingress and egress points to the property, and reach a 30-inch height within two growing seasons from the date of planting. Thereafter, such hedge must be continuously maintained at a height of not less than 30 inches. This landscaping strip may cover the same area in front of parking lots as the landscaping strip required in subsection (a)(1) above.

(f) *Tree density required.* Each tract of land on which improvements are constructed shall have provided and continually maintained thereon trees measuring in the aggregate the following caliper inches per acre:

TABLE INSET:

	Within ETCOD or any CPOD	Outside ETCOD or any CPOD
Multifamily zoning districts	105	70
Professional zoning districts	75	50
Commercial zoning districts	75	50
Industrial zoning districts	37.5	25

The caliper inches required per acre shall be multiplied by the total acreage within the tract of land to determine whether or not this requirement is being met. All trees growing on the tract of land shall be included to determine if the requirement of this subsection is being met. A tree whose trunk is on a property line such that the trunk is on more than one tract of land shall contribute its caliper inches of credit to all tracts of land in which a portion of the trunk is situated. Meeting such requirement shall not be in lieu of or satisfy other tree planting or growing requirements of this chapter. Existing trees six inches or larger in diameter at breast height shall contribute toward the tree density requirement at the rate of three inches of required density for each one inch of diameter at breast height. Existing trees smaller than six inches in diameter and replacement trees shall contribute one inch of credit for each caliper inch.